(1)

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027

Return
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20120040890 DEEDWARR
Recvd: 06/04/12 13:36 2 pgs
Fees:13.00 Taxes:617.90

20120604-0048442

WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00.

Casey Brighton
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2012.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason D. Grigsby and Melanie H. Grigsby 1315 Newman Ave. Nashville, TN 37216	Same	061-15-0-276.00

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Seven Thousand and 00/100 Dollars ($167,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **THOMAS K. AUSTIN AND WIFE, JESSICA AUSTIN**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **JASON D. GRIGSBY AND WIFE, MELANIE H. GRIGSBY**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee,BEING Lot No. 92 on the Map of M.N. Young's Inglewood Annex, as of record in Book 547, page 197, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lots.

Being the same property conveyed to Thomas K. Austin, by Warranty Deed from Stewart Building Group, LLC, a Tennessee Limited Liability Company, dated 5/30/2008, recorded 6/3/2008, of record in Instrument No. 20080603-0056796, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 1315 Newman Avenue, Nashville, TN 37216.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2012 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Jessica Austin hereby joins in this conveyance for the purpose of relinquishing any and all rights, title and interest, marital or otherwise, that she might have in said property as the wife of the aforesaid Thomas K. Austin.

WITNESS MY/OUR HANDS, this the 31st day of May, 2012.

THOMAS K. AUSTIN

Jessica Austin

JESSICA AUSTIN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Thomas K. Austin and Jessica Austin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 31st day of May, 2012.

Leslie Garside
Notary Public

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014